

Chantry Cottage, Brookhouse Green, Smallwood



Andrew J Nowell
& Company

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A CHARMING DETACHED EXTENDED COUNTRY COTTAGE SET IN EXTENSIVE MATURE GROUNDS AND ADJOINING PADDOCKS OF APPROXIMATELY 2 ACRES OR THEREABOUTS

Chantry Cottage occupies an idyllic quiet rural location in the peaceful Cheshire hamlet of Smallwood. Smallwood itself has a beautiful period church, local pub The Bluebell Inn and wonderful walks around the surrounding countryside. Smallwood Livery and Cross Country is adjacent and the renowned Somerford Park at Brereton Heath is within a short distance providing extensive equestrian facilities. The motorway network system is within easy reach and the nearby railway station at Holmes Chapel provides regular commuter services to Manchester and Crewe. The immediate villages and town of Holmes Chapel and Congleton provide good shopping, recreational and educational facilities. The centres of Alderley Edge, Wilmslow and Knutsford are within easy reach providing a further range of facilities.

Externally, the property is approached through electrically operated natural wood gates with a sweeping driveway providing excellent parking facilities and leading to a Heritage style oak barn providing garaging and stabling facilities. In addition there is a further substantial outbuilding providing a self contained annexe ideal for a home office currently used as gym. The impressive formal grounds surround the property with sweeping lawns, mature trees and shrubs with adjoining paddocks, the total land size extending to approximately 2 Acres or thereabouts.

Chantry Cottage bears a date stone of 1842 and has been sympathetically extended and refurbished by the current owners with the highest quality of fittings throughout with great care being taken to retain the original charm and character. Features of particular note include the impressive living dining kitchen fitted with bespoke

Mowlem & Company contemporary style kitchen with high gloss and wood units, Corian worksurfaces, integrated appliances and Aga. There are 4 further reception rooms and conservatory with a tasteful blend of oak and stone flooring. To the first floor there are 5 bedrooms, master suite with dressing room and bathroom, 2 further bathrooms, 1 en-suite. To fully appreciate the charm and appeal of this property a personal inspection is highly recommended.

DIRECTIONS

From Holmes Chapel proceed out of the village on the main A50 in a southerly direction. After just over 4 miles turn left immediately after the Legs of Man public house into Back Lane. Continue along Back Lane which becomes Moss Mere and after approximately 1.4 miles Chantry Cottage will be found on the right hand side.

In further detail, the accommodation comprises:
Panel front door leading to entrance vestibule with black and white tiled flooring and fittings.

INNER HALLWAY/SITTING ROOM 12'10 x 10' (3.91m x 3.05m)

With limed oak herringbone parquet flooring, contemporary style limestone fireplace, built in cupboards and shelving to the side, further built in shelving, cast iron traditional style radiator. Staircase to the first floor.

CLOAKROOM OFF

Contemporary style fittings with panelled walls, low level WC with integrated cistern, vanity wash basin with chrome mixer tap and cupboard below, low voltage downlighting, limestone tiled flooring.

STUDY 9'2 x 6'5 approx overall (2.79m x 1.96m approx overall)

Central heating radiator, fitted shelving.

DRAWING ROOM 24' x 11'11 approx overall (7.32m x 3.63m approx overall)

With limed oak herringbone parquet flooring, contemporary style limestone fireplace with Living gas fire, two central heating radiators, one with cover, double doors to conservatory, further double doors to family room.

FAMILY ROOM 22' x 16'10 approx overall (6.71m x 5.13m approx overall)

With polished natural oak herringbone parquet flooring, two attractive arched windows, french door to outside, two central heating radiators.

LIVING/DINING KITCHEN 29'9 x 15'6 to maximum (9.07m x 4.72m to maximum)

With limed oak parquet flooring in a herringbone style to the dining area and limestone flooring to the kitchen area with quality bespoke contemporary style kitchen fittings with a tasteful mix of high gloss and walnut units from Mowlem & Co in Knutsford with deep composite granite work surfaces, four oven AGA, matching drawer units with walnut larder cupboard recessed with an American style double fridge freezer, wine cooler and fridge drawers below, further corner unit incorporating Miele coffee making machine, matching central island with deep granite work surfaces and butchers block, stainless steel sink with chrome mixer tap, integrated dishwasher, low voltage downlighting, french door to outside.

SIDE PORCH

With limestone tiled flooring, door to outside, utility room off with limestone tiled flooring, base and tall high gloss units, deep ceramic sink with chrome mixer tap, composite granite work surfaces, plumbing for washing machine, space for dryer, cast iron traditional style radiator.

**CONSERVATORY 13'4 x 17'10 approx overall
(4.06m x 5.44m approx overall)**

With access off the drawing room, an Amdega conservatory with brick set flooring, double french doors to outside. Fitted wood burning stove.

FIRST FLOOR

Which is approached from the inner hallway

LANDING

With polished oak flooring, low voltage downlighting, central heating radiator.

MASTER BEDROOM ONE

**DRESSING ROOM 15'3 x 6'5 approx overall
(4.65m x 1.96m approx overall)**

With two sets of full width contemporary style built in wardrobes with hanging fittings and shelves, central heating radiator, polished oak flooring.

BEDROOM 15'7 x 17'3 approx overall (4.75m x 5.26m approx overall)

With built in display shoe cabinet with glass doors and drawers and cupboards below, polished oak flooring, central heating radiator.

BATHROOM EN-SUITE

Limestone tiled floor and walls, free standing bath with wall mounted chrome mixer tap with chrome shower fittings, vanity wash hand basin with twin chrome wall mounted mixer taps, drawers below, low level WC with integrated cistern, wall mounted central heating towel rail, walk in limestone tiled shower/wet area with chrome shower fittings and chrome ceiling mounted shower head, low voltage downlighting.

**BEDROOM TWO 12'10 x 11'11 approx overall
(3.91m x 3.63m approx overall)**

Good range of fitted wardrobes, central heating radiator.

**BEDROOM THREE 10' x 9'2 approx overall
(3.05m x 2.79m approx overall)**

Central heating radiator.

FAMILY BATHROOM

With contemporary style fittings with panelled bath, tiled surround, glass screen with chrome wall mounted shower, low level WC with integrated cistern, vanity wash hand basin, chrome mixer tap, limestone tiled floor, panelled walls, chrome central heating towel rail, low voltage downlighting.

**BEDROOM FOUR 12' 5 x 15'2 approx overall
(3.66m 0.13m x 4.62m approx overall)**

With polished oak flooring, bespoke polished oak recess containing fitted bed and two built in wardrobes to each side, cast iron traditional style radiator, part oak panelled walls.

**BEDROOM FIVE 15'4 x 14' approx overall
(4.67m x 4.27m approx overall)**

Lobby with low voltage downlighting leading to bedroom with polished oak flooring.
Fitted shelving, built in cupboards, range of built in wardrobes with mirror doors.

EN SUITE BATHROOM

With contemporary style fittings with panelled bath, low level WC, vanity wash hand basin with chrome mixer tap, chrome central heating towel rail, ceramic tiled floor, low voltage downlighting, fitted shelving.

OUTSIDE

The property is approached by a side driveway with brick pillars, natural oak electrically operated double gates with a gravel driveway bordered by stone sets providing excellent parking facilities and also leading to a further parking area laid out to stone sets.

**HERITAGE STYLE OAK FRAMED
OUTBUILDING**

With open double garage 20'4" wide x 20' deep, door to side 19'7" x 9'11 approx overall with light and power, two integrated stables. Side staircase leading to room over 41' x 20' with restricted height, currently used as a gym.

**OAK CLAD DETACHED OUTBUILDING 20'
X 17'9 (6.10m X 5.41m)**

(PROVIDING A SELF CONTAINED ANNEXE WHICH IS CURRENTLY BEING USED AS A STUDIO)

With polished oak flooring, three sets of french doors to outside, dual fuel stove.

KITCHEN AREA 5'11 x 5'8 (1.80m x 1.73m)

Contemporary style high gloss base and wall units, natural wood block surfaces, ceramic deep sink with chrome mixer tap, electric oven, four ring electric hob, integrated fridge, polished oak flooring, downlighting.

WET ROOM

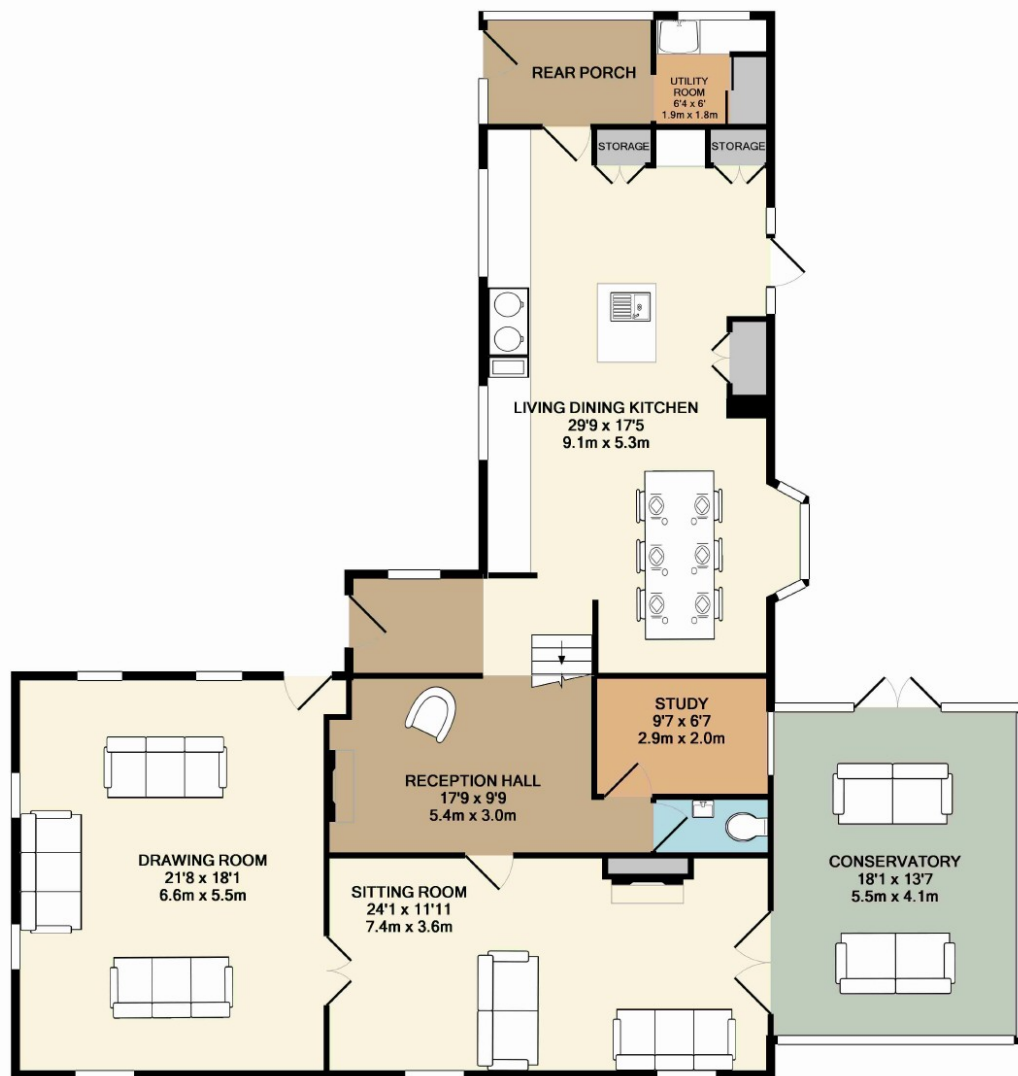
With fully tiled wet area with ceiling mounted chrome shower, ceramic wash basin with chrome mixer tap and stone plinth, low level WC, polished oak flooring, low voltage downlighting.

The property is surrounded by extensive mature gardens laid out to lawn, bordered by hedging and brick walling, mature trees, shrubs and stone flagged patio. The residue of the land is laid out to paddocks which is bordered by post and rail fencing and hedging.

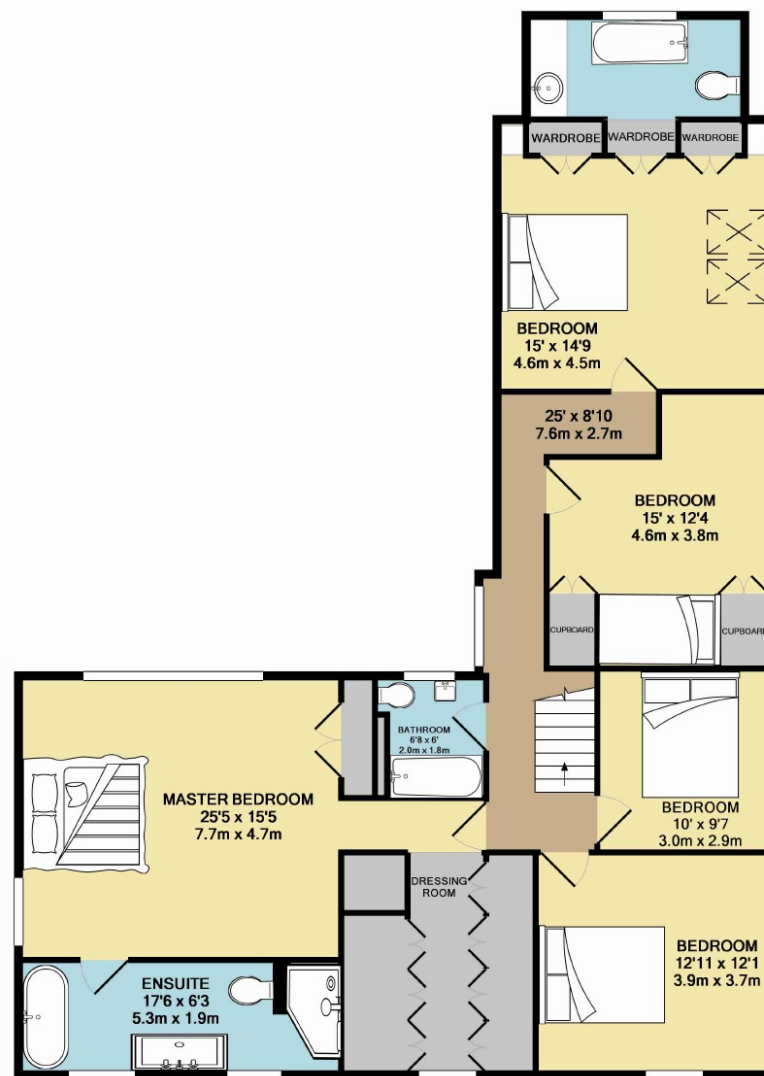
The total land size is to approximately 2 acres or thereabouts subject to clarification.

All electrical appliances, the heating system and wiring have not been tested, therefore we cannot verify whether they are in working order.

VACANT POSSESSION UPON COMPLETION



GROUND FLOOR
APPROX. FLOOR
AREA 1738 SQ.FT.
(161.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1411 SQ.FT.
(131.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 3149 SQ.FT. (292.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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